



 THE AVENUE
PHASE 1 第1期

Sales Brochure
售樓說明書



PHASE 1 第1期

Sales Brochure
售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance. Notes to Purchasers of First-hand Residential Properties

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the Register of Transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - Whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - The cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

9. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

10. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

11. Pre-sale Consent

- For uncompleted residential property under the Lands Department's Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

12. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.

¹Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

15. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
April 2014

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)、以及/或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊 —
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地租。
- 留意公契內訂明有關物業內可否飼養動物。

7. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

8. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

9. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

10. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

11. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。

適用於一手已落成住宅物業

14. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

¹ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

15. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2014年4月

INFORMATION ON PHASE 1 OF THE DEVELOPMENT

發展項目第一期的資料

The name of the street at which Phase 1 of the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing Phase 1 of the Development

2/F & 3/F: 7A Cross Street

Other floors (except 2/F & 3/F): 33 Tai Yuen Street

Total Number of Storeys, Floor Numbering as provided in the Approved Building Plans for Phase 1 of the Development and Omitted Floor numbers

Tower 5: 30 Storeys (including 23 storeys of residential floor, 1 storey of refuge floor and 6 storeys below but excluding Roof, Lift Machine Room Floor, Upper Roof and Top Roof.)

(G/F, Mezzanine Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F)

4/F, 13/F, 14/F and 24/F are omitted

Refuge Floor

6/F

發展項目第一期所位於的街道的名稱及由差餉物業估價署署長為識別發展項目第一期的目的而編配的門牌號數

二樓及三樓：交加街7A號

其他樓層(二樓及三樓除外)：太原街33號

樓層總數，發展項目第一期的經批准的建築圖則所規定的樓層號數及被略去的樓層號數

第五座: 30層(包括23層住宅樓層、庇護層1層及其下6層，不包括天台、升降機機房層，上層天台及頂層天台。)

(地下, 夾層, 1樓-3樓, 5樓-12樓, 15樓-23樓, 25樓-32樓)

不設4樓、13樓、14樓及24樓

庇護層

6樓

INFORMATION ON VENDOR AND OTHERS INVOLVED IN PHASE 1 OF THE DEVELOPMENT

賣方及有參與發展項目第一期的其他人的資料

Vendor

Urban Renewal Authority (The Owner)

Grand Site Development Limited (The person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing Phase 1 of the Development)

Holding Company of the Vendor

Not Applicable

Authorized Person for Phase 1 of the Development

LU Yuen Cheung Ronald (also known as Ronald Lu)

The firm or corporation of which an Authorized Person for Phase 1 of the Development is a proprietor, director or employee in his or her professional capacity

Ronald Lu & Partners (Hong Kong) Limited

Building Contractor for Phase 1 of the Development

China Overseas Building Construction Limited

Firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase 1 of the Development

Deacons

Woo, Kwan, Lee & Lo

Authorized institution that has made a loan or has undertaken to provide finance for the construction of Phase 1 of the Development

The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of Phase 1 of the Development

Nil

賣方

市區重建局 (擁有人)

宏置發展有限公司 (擁有人聘用以統籌和監管發展項目第一期的設計、規劃、建造、裝置、完成及銷售的過程的人士)

賣方控權公司

不適用

發展項目第一期的認可人士

呂元祥

發展項目第一期的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

呂元祥建築師事務所(香港)有限公司

發展項目第一期的承建商

中國海外房屋工程有限公司

就發展項目第一期的住宅物業的出售而代表擁有人行事的律師事務所的近律師行

胡關李羅律師行

胡關李羅律師行

已為發展項目第一期的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為發展項目第一期的建造提供貸款的任何其他人

無

RELATIONSHIP BETWEEN PARTIES INVOLVED IN PHASE 1 OF THE DEVELOPMENT

有參與發展項目第一期的各方的關係

(a)	The Vendor or a building contractor for Phase 1 of the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for Phase 1 of the Development.	Not Applicable
(b)	The Vendor or a building contractor for Phase 1 of the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	Not Applicable
(d)	The Vendor or a building contractor for Phase 1 of the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The Vendor or a building contractor for Phase 1 of the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(g)	The Vendor or a building contractor for Phase 1 of the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 of the Development.	Not Applicable
(h)	The Vendor or a building contractor for Phase 1 of the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 of the Development.	Not Applicable
(i)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 1 of the Development, is a private company, and an Authorized Person for Phase 1 of the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	Not Applicable

(k)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 1 of the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(l)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(m)	The Vendor or a building contractor for Phase 1 of the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 1 of the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 of the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 1 of the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(p)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(q)	The Vendor or a building contractor for Phase 1 of the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and the corporation of which an Authorized Person for Phase 1 of the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	Not Applicable
(s)	The Vendor or a building contractor for Phase 1 of the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

RELATIONSHIP BETWEEN PARTIES INVOLVED IN PHASE 1 OF THE DEVELOPMENT

有參與發展項目第一期的各方的關係

(a)	賣方或有關發展項目第一期的承建商屬個人，並屬該發展項目第一期的認可人士的家人。	不適用
(b)	賣方或該發展項目第一期的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該發展項目第一期的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	不適用
(d)	賣方或該發展項目第一期的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該發展項目第一期的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該發展項目第一期的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	不適用
(g)	賣方或該發展項目第一期的承建商屬個人，並屬就該發展項目第一期內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該發展項目第一期的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目第一期內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該發展項目第一期的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	不適用
(j)	賣方、賣方的控權公司或有關發展項目第一期的承建商屬私人公司，而該發展項目第一期的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。	不適用

(k)	賣方、賣方的控權公司或該發展項目第一期的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份。	不適用
(l)	賣方或該發展項目第一期的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(m)	賣方或該發展項目第一期的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該發展項目第一期的承建商屬私人公司，而就該發展項目第一期中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份。	不適用
(o)	賣方、賣方的控權公司或該發展項目第一期的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份。	不適用
(p)	賣方或該發展項目第一期的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	不適用
(q)	賣方或該發展項目第一期的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該發展項目第一期的承建商屬法團，而該發展項目第一期的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	不適用
(s)	賣方或該發展項目第一期的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

INFORMATION ON DESIGN OF PHASE 1 OF THE DEVELOPMENT
發展項目第一期的設計的資料

There will be non-structural prefabricated external walls and curtain walls forming part of the enclosing walls.
將有構成圍封牆的一部份的非結構的預製外牆及幕牆。

The Range of Thickness of The Non-Structural Prefabricated External Walls of Tower 5

第5座的非結構的預製外牆的厚度範圍

TOWER 座數	THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (MM) 非結構的預製外牆的厚度範圍 (毫米)
5	75 - 150

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 5

第5座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
5	7/F 七樓	A	1.463
		B	0.982
		C	1.585
		D	0.781
		E	1.897
		F	0.995
		G	0.719
		H	1.268
	8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F	A	1.568
		B	0.982
		C	1.585
		D	0.781
		E	1.897
		F	0.995
		G	0.719
		H	1.268
	八樓、九樓、十樓、十一樓、 十二樓、十五樓、十六樓、 十七樓、十八樓、十九樓、 二十樓、二十一樓、二十二樓、 二十三樓、二十五樓、二十六樓、 二十七樓、二十八樓、二十九樓、 三十樓及三十一樓	A	2.613
		B	1.796
		C	1.866

The Range of Thickness of The Curtain Walls of Tower 5

第5座的幕牆的厚度範圍

TOWER 座數	THE RANGE OF THICKNESS OF THE CURTAIN WALLS (MM) 幕牆的厚度範圍 (毫米)
5	300

Total area of Curtain Walls of each Residential Property in Tower 5

第5座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
5	7/F 七樓	A	0.000
		B	0.240
		C	0.000
		D	0.000
		E	0.000
		F	0.000
		G	0.450
		H	0.000
	8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F	A	0.420
		B	0.240
		C	0.398
		D	0.450
		E	0.412
		F	0.420
		G	0.450
		H	0.420
	八樓、九樓、十樓、十一樓、 十二樓、十五樓、十六樓、 十七樓、十八樓、十九樓、 二十樓、二十一樓、二十二樓、 二十三樓、二十五樓、二十六樓、 二十七樓、二十八樓、二十九樓、 三十樓及三十一樓	A	3.806
		B	0.240
		C	1.125

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The person appointed as the manager of Phase 1 of the Development under the deed of mutual covenant that has been executed

Wise Link Management Limited

根據已簽立的公契，獲委任為發展項目第一期的管理人

永隆管理有限公司

LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



The Location Plan is prepared with reference to the Survey Sheet Nos. 11-SW-B dated 7 September 2016 and 11-SW-D dated 15 September 2016, with adjustments where necessary.

The Location Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

所在位置圖參考日期為2016年9月7日之測繪圖編號11-SW-B及2016年9月15日之測繪圖編號11-SW-D編製，有需要處經修正處理。

所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。



- Phase 1 of the Development
發展項目第一期
- Phase 2 of the Development
發展項目第二期

Remark 備註:

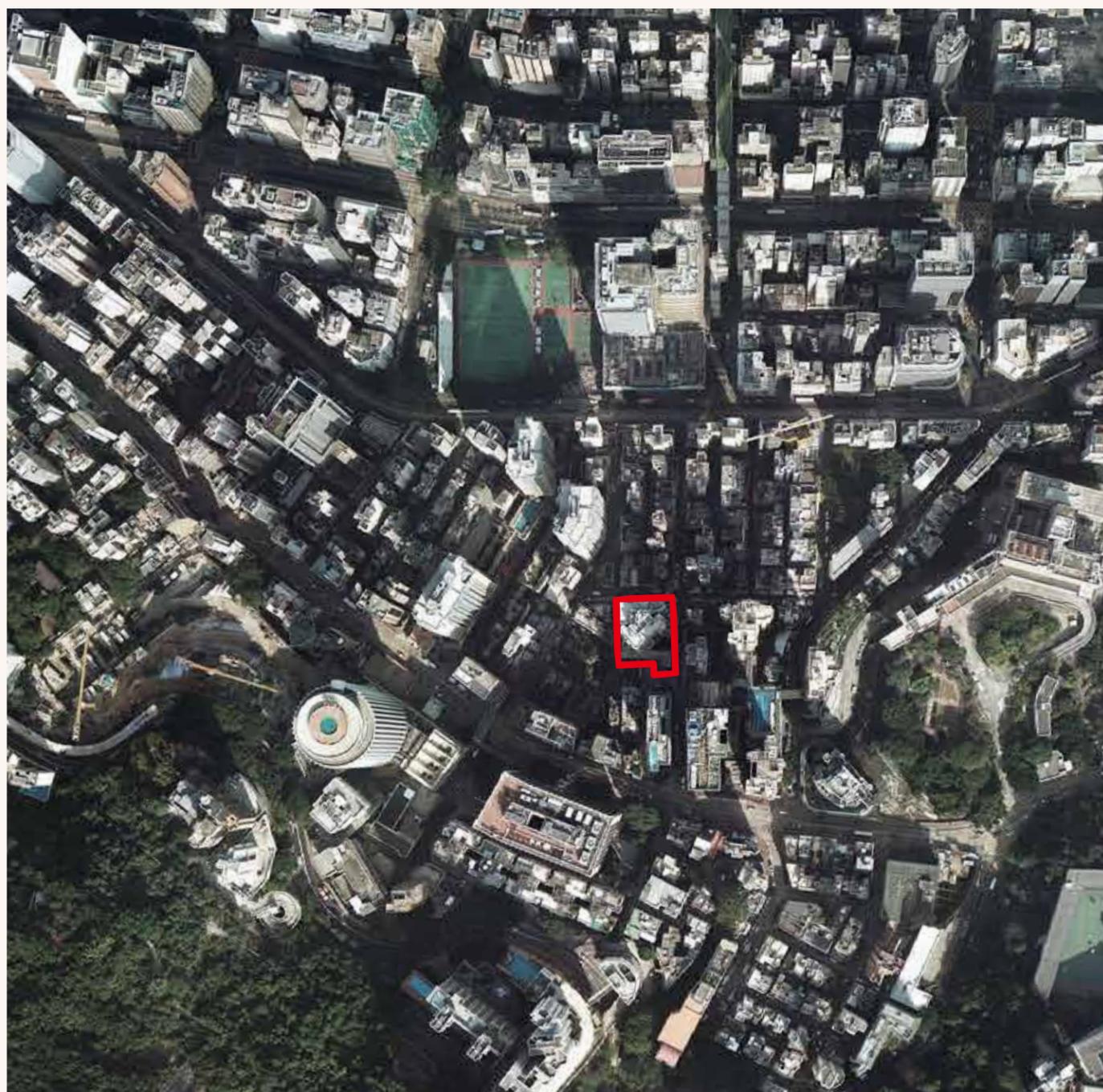
Due to technical reasons that the boundary of the Development is irregular, the Location Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
因發展項目的邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖

g	ventilation shaft for the Mass Transit Railway	香港鐵路的通風井
h	library	圖書館
i	museum	博物館
t	power plant (including electricity sub-stations)	發電廠(包括電力分站)
w	addiction treatment centre	戒毒院所
y	clinic	診療所

ze	refuse collection point	垃圾收集站
zf	hospital	醫院
zg	market (including a wet market and a wholesale market)	市場(包括濕貨市場及批發市場)
zi	public carpark (including a lorry park)	公眾停車場(包括貨車停泊處)
zj	public convenience	公廁
zk	public transport terminal (including a rail station)	公共交通總站(包括鐵路車站)
zl	public utility installation	公用事業設施裝置
zm	religious institution (including a church, a temple and a Tsz Tong)	宗教場所(包括教堂、廟宇及祠堂)
zn	school (including a kindergarden)	學校(包括幼稚園)
zo	social welfare facilities (including an elderly centre and a home for the mentally disabled)	社會福利設施(包括老人中心及弱智人士護理院)
zp	sports facilities (including a sports ground and a swimming pool)	體育設施(包括運動場及游泳池)
zq	public park	公園

AERIAL PHOTOGRAPH OF PHASE 1 OF THE DEVELOPMENT
發展項目第一期的鳥瞰照片



Survey and Mapping Office, Lands Department, The Government of HKSAR ©
Copyright reserved – reproduction by permission only

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印

Adopted from part of the aerial photo taken by the Survey and Mapping Office
of Lands Department at a flying height of 6000 feet, photo No. CS62354, dated
1/1/2016.

摘錄自地政總署測繪處於2016年1月1日在6000呎飛行高度拍攝之鳥瞰照片，編號為
CS62354。

 Phase 1 of the Development
發展項目第一期

Remark 備註:

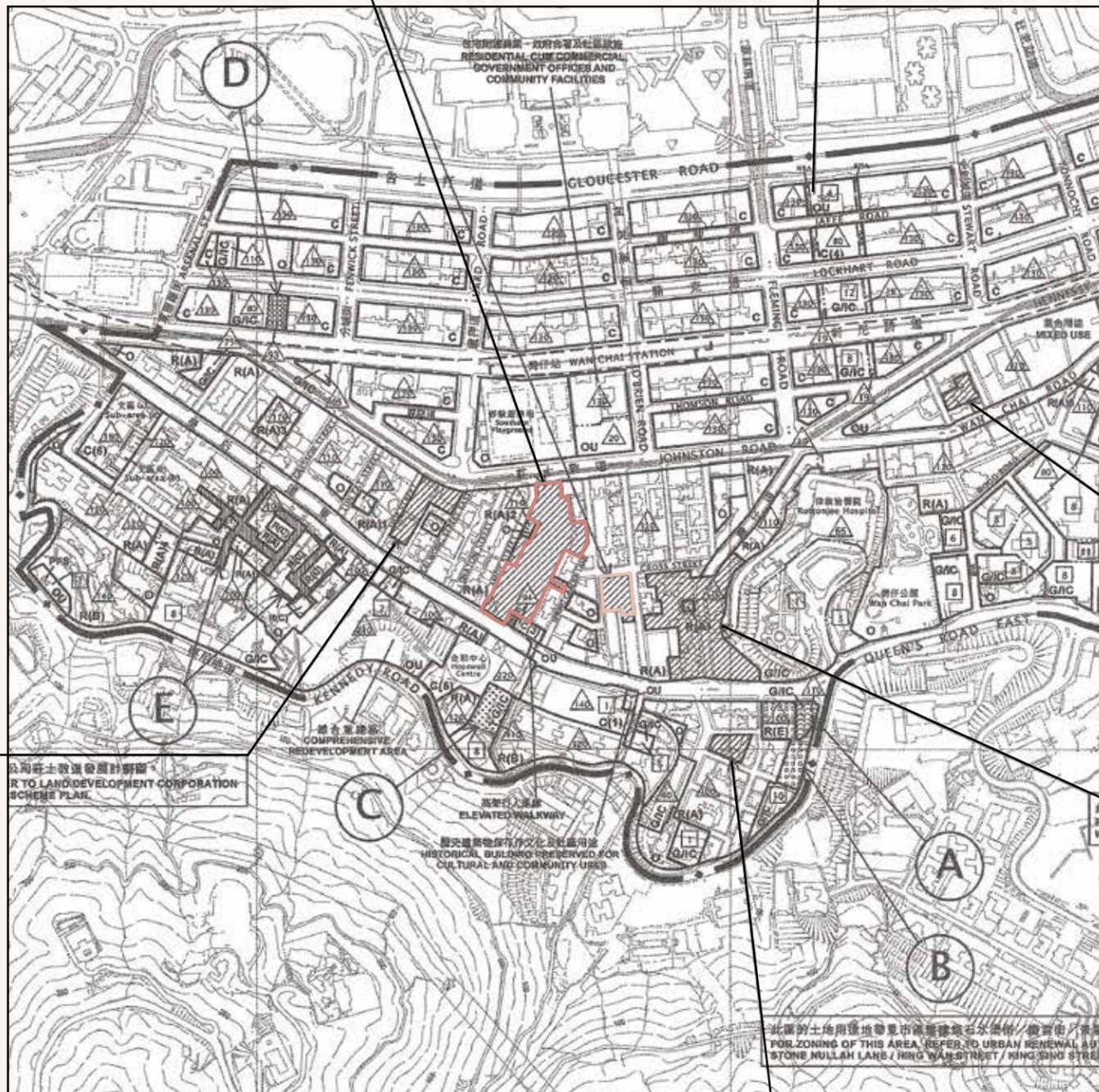
Due to technical reason that the boundary of the Phase 1 of the Development is irregular, the Aerial Photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

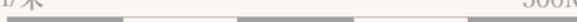
因發展項目第一期的邊界不規則的技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖

此區的土地用途地帶見土地發展公司利東街及麥加力歌街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION LEE TUNG STREET & MCGREGOR STREET DEVELOPMENT SCHEME PLAN.

歷史建築物保存作酒店、商業、社區及/或文化用途
 HISTORICAL BUILDING PRESERVED FOR HOTEL, COMMERCIAL COMMUNITY AND/OR CULTURAL USES



 S南
 Boundary of Phase 1 of the Development
 發展項目第一期的邊界
 Boundary of Phase 2 of the Development
 發展項目第二期的邊界
 Extract from the Draft Hong Kong Planning Area No. 5 - Wan Chai Outline Zoning Plan (Plan No. S/H5/27) Gazetted on 3/8/2012
 摘錄自2012年8月3日刊憲之灣仔(港島規劃區第5區)分區計劃大綱草圖(圖則編號 S/H5/27)
 0M/米
 Scale:  500M/米
 比例:

此區的土地用途地帶見市區重建局茂蘿街/巴路士街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY MALLORY STREET / BURROWS STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司灣仔道/太原街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION WAN CHAI ROAD / TAI YUEN STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見市區重建局石水渠街/慶雲街/景星街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STONE NULLAH LANE / HING WAN STREET / KING SING STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司莊士敦道發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION JOHNSTON ROAD DEVELOPMENT SCHEME PLAN.

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

- Commercial 商業
- Residential (Group A) 住宅 (甲類)
- Residential (Group B) 住宅 (乙類)
- Residential (Group C) 住宅 (丙類)
- Residential (Group E) 住宅 (戊類)
- Government, Institution or Community 政府、機構或社區
- Open Space 休憩用地
- Other Specified Uses 其他指定用途



COMMUNICATIONS 交通

- Railway and Station (Underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路



MISCELLANEOUS 其他

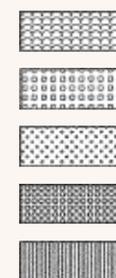
- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation/
Urban Renewal Authority Development Scheme Plan Area
土地發展公司/市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary
建築物高度管制區界線
- Maximum Building Height (In Metres above Principal Datum)
最高建築物高度 (在主水平基準以上若干米)
- Maximum Building Height (In Number of Storeys)
最高建築物高度 (樓層數目)
- Petrol Filling Station 加油站
- Non-Building Area 非建築用地



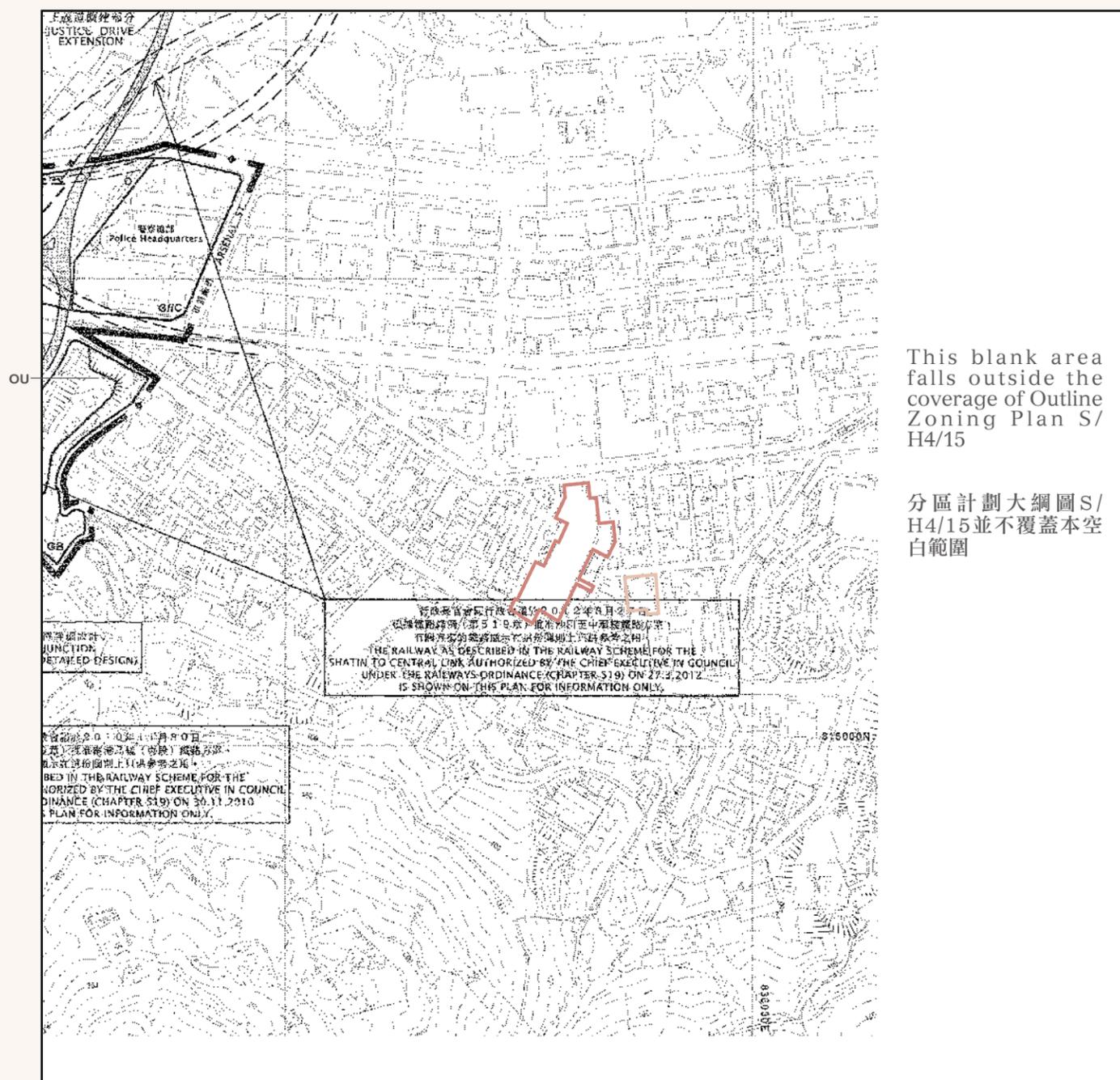
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第7條展示的修訂

- Amendment Item A 修訂項目A項
- Amendment Item B 修訂項目B項
- Amendment Item C 修訂項目C項
- Amendment Item D 修訂項目D項
- Amendment Item E 修訂項目E項



OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖



This blank area falls outside the coverage of Outline Zoning Plan S/H4/15

分區計劃大綱圖S/H4/15並不覆蓋本空白範圍

- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Approved Hong Kong Planning Area No. 4 - Central District Outline Zoning Plan (Plan No. S/H4/15) Gazetted on 11/12/2015
 摘錄自2015年12月11日刊憲之中區(港島規劃區第4區)分區計劃大綱核准圖(圖則編號 S/H4/15)

0M/米
 Scale: 500M/米
 比例:

Remarks 備註:
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因,分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 分區計劃大綱圖版權屬香港特區政府,經地政總署准許複印,版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Government, Institution or Community
政府、機構或社區



Open Space
休憩用地



Other Specified Uses
其他指定用途



Green Belt
綠化地帶



COMMUNICATIONS 交通

Railway and Station (Underground)
鐵路及車站 (地下)



Major Road and Junction
主要道路及路口



Elevated Road
高架道路



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖



This blank area falls outside the coverage of Outline Zoning Plan S/H7/19
 分區計劃大綱圖 S/H7/19 並不覆蓋本空白範圍



- ① Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Hong Kong Planning Area No. 7 - Approved Wong Nai Chung Outline Zoning Plan (Plan No. S/H7/19) Gazetted on 26/8/2016
 摘錄自2016年8月26日刊憲之黃泥涌(港島規劃區第7區)分區計劃大綱核准圖(圖則編號 S/H7/19)

Scale: 0M/米 500M/米
 比例:

Remarks 備註:

Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Commercial
商業



Government, Institution or Community
政府、機構或社區



Other Specified Uses
其他指定用途



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



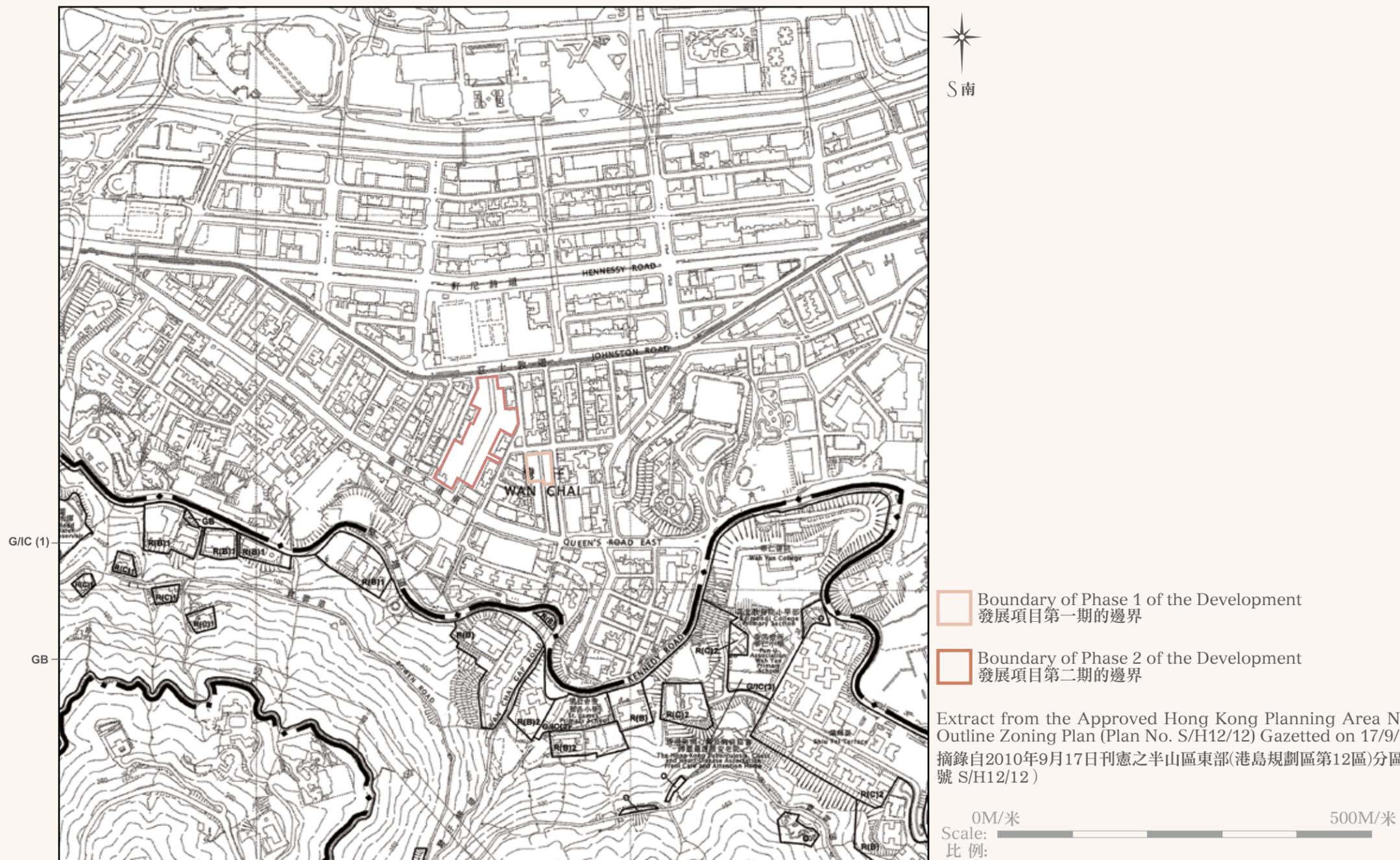
Maximum Building Height (In Metres above Principal Datum)
最高建築物高度 (在主水平基準以上若干米)



Maximum Building Height (In Number of Storeys)
最高建築物高度 (樓層數目)



OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖



Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Residential (Group B)
住宅 (乙類)



Residential (Group C)
住宅 (丙類)



Government, Institution or Community
政府、機構或社區



Open Space
休憩用地



Green Belt
綠化地帶



COMMUNICATIONS 交通

Major Road and Junction
主要道路及路口

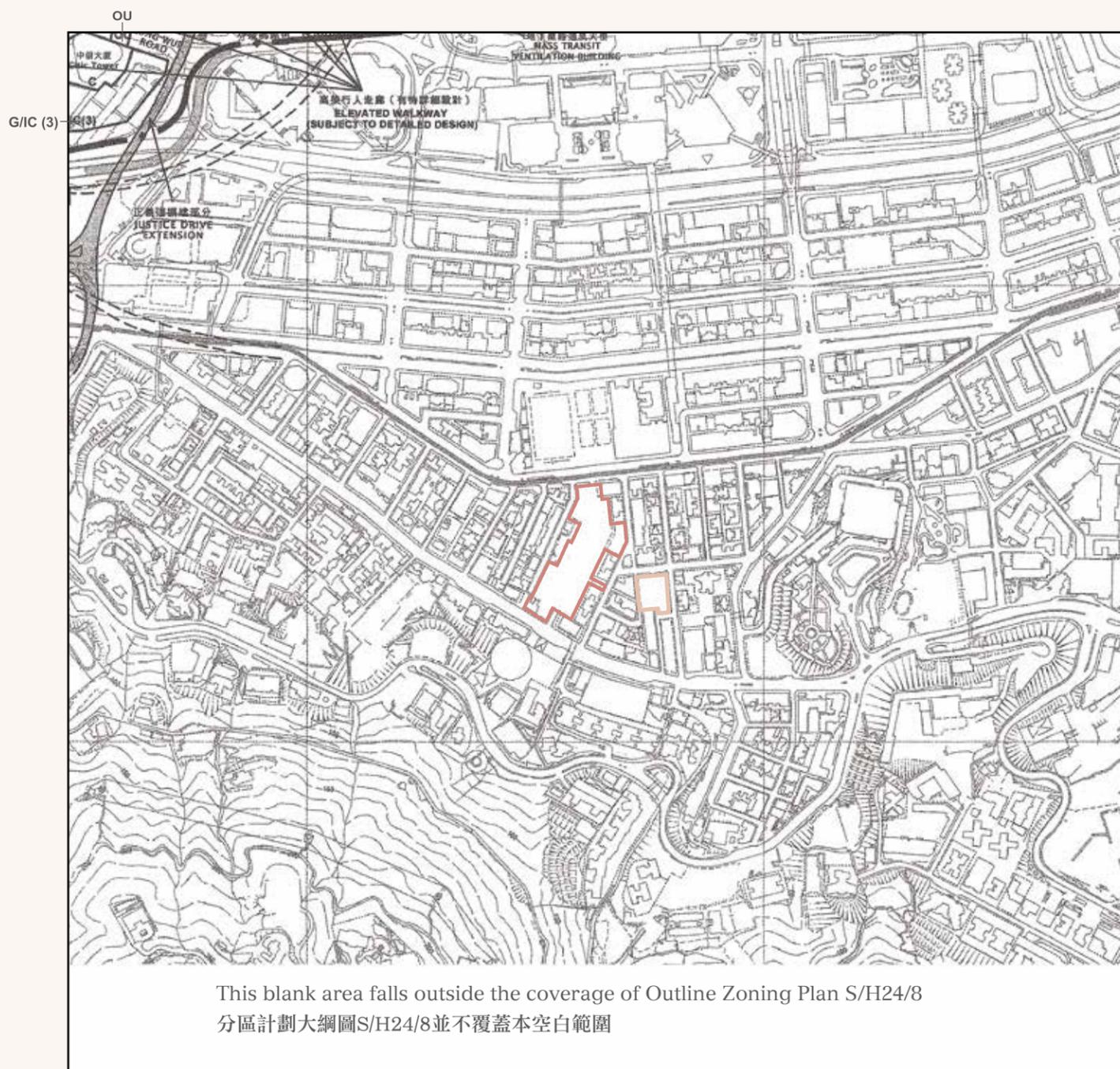


MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Draft Hong Kong Planning Area No. 24 - Central District (Extension) Outline Zoning Plan (Plan No. S/H24/8) Gazetted on 15/2/2013
 摘錄自2013年2月15日刊憲之中區(擴展部分)(港島規劃區第24區)分區計劃大綱草圖(圖則編號 S/H24/8)

0M/米
 Scale:
 比例: 500M/米

This blank area falls outside the coverage of Outline Zoning Plan S/H24/8
 分區計劃大綱圖S/H24/8並不覆蓋本空白範圍

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Commercial
商業



Government, Institution or Community
政府、機構或社區



Other Specified Uses
其他指定用途



COMMUNICATIONS 交通

Railway and Station (Underground)
鐵路及車站 (地下)



Major Road and Junction
主要道路及路口



Elevated Road
高架道路



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



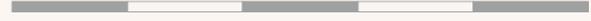
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖

Proposed Railway Reserve
 擬議鐵路專用範圍



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Approved Hong Kong Planning Area No. 25 - Wan Chai North Outline Zoning Plan (Plan No. S/H25/4) Gazetted on 28/2/2014
 摘錄自2014年2月28日刊憲之灣仔北(港島規劃區第25區)分區計劃大綱核准圖(圖則編號 S/H25/4)

0M/米
 Scale: 
 比例:

This blank area falls outside the coverage of Outline Zoning Plan S/H25/4 分區計劃大綱圖S/H25/4並不覆蓋本空白範圍

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Commercial
商業



Government, Institution or Community
政府、機構或社區



Open Space
休憩用地



Other Specified Uses
其他指定用途



COMMUNICATIONS 交通

Railway and Station (Underground)
鐵路及車站 (地下)



Major Road and Junction
主要道路及路口



Elevated Road
高架道路



Railway Reserve
鐵路專用範圍



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



Proposed Railway Reserve
擬議鐵路專用範圍



OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的分區計劃大綱圖



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Draft Hong Kong Planning Area No. 14 - The Peak Area Outline Zoning Plan (Plan No. S/H14/12) Gazetted on 29/4/2016
 摘錄自2016年4月29日刊憲之山頂區(港島規劃區第14區)分區計劃大綱草圖(圖則編號 S/H14/12)



Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

Legends 圖例

ZONES 地帶

Residential (Group C)
住宅（丙類）

R(C)

Green Belt
綠化地帶

GB

COMMUNICATIONS 交通

Major Road and Junction
主要道路及路口

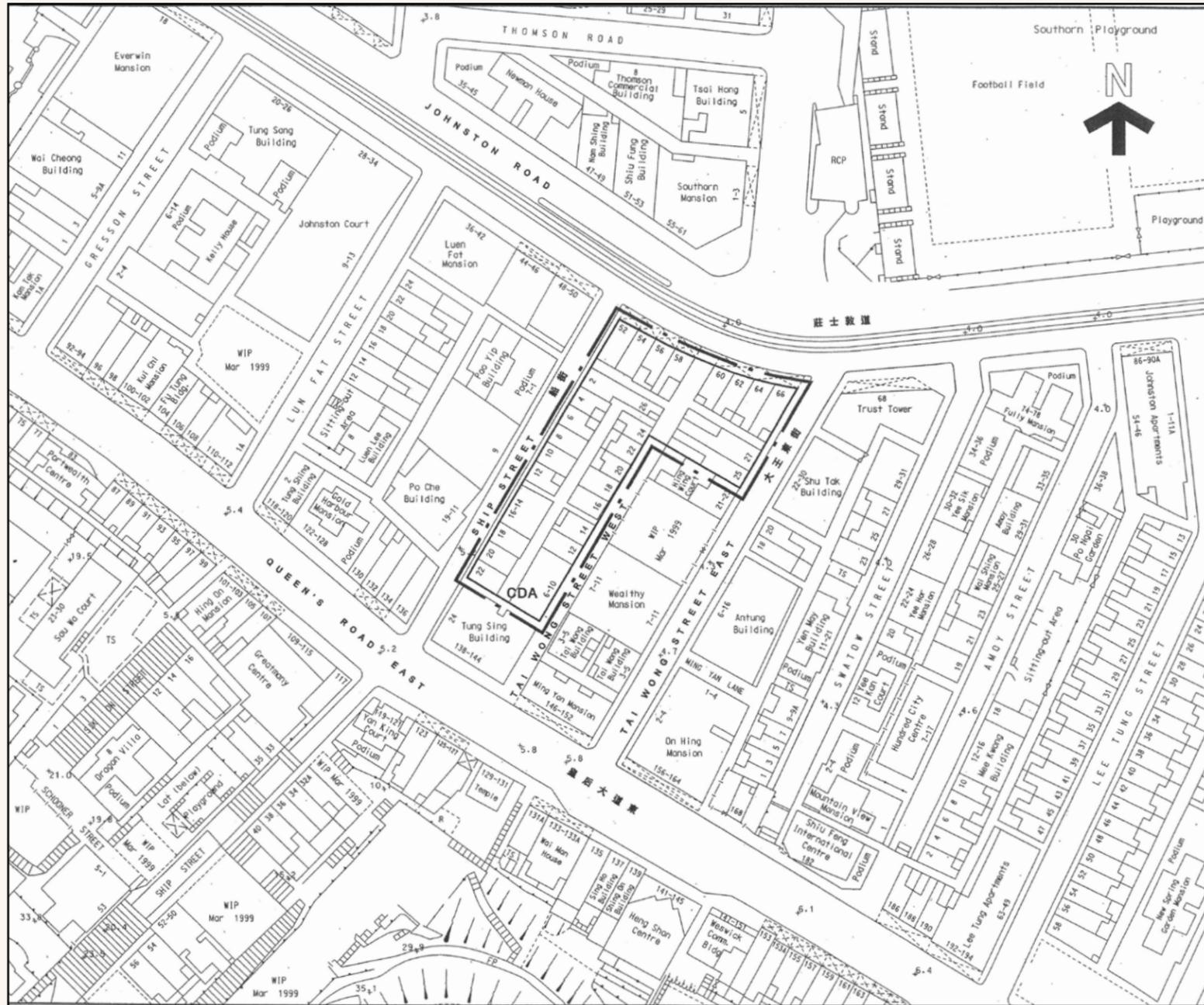


MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Comprehensive Development Area
 綜合發展區



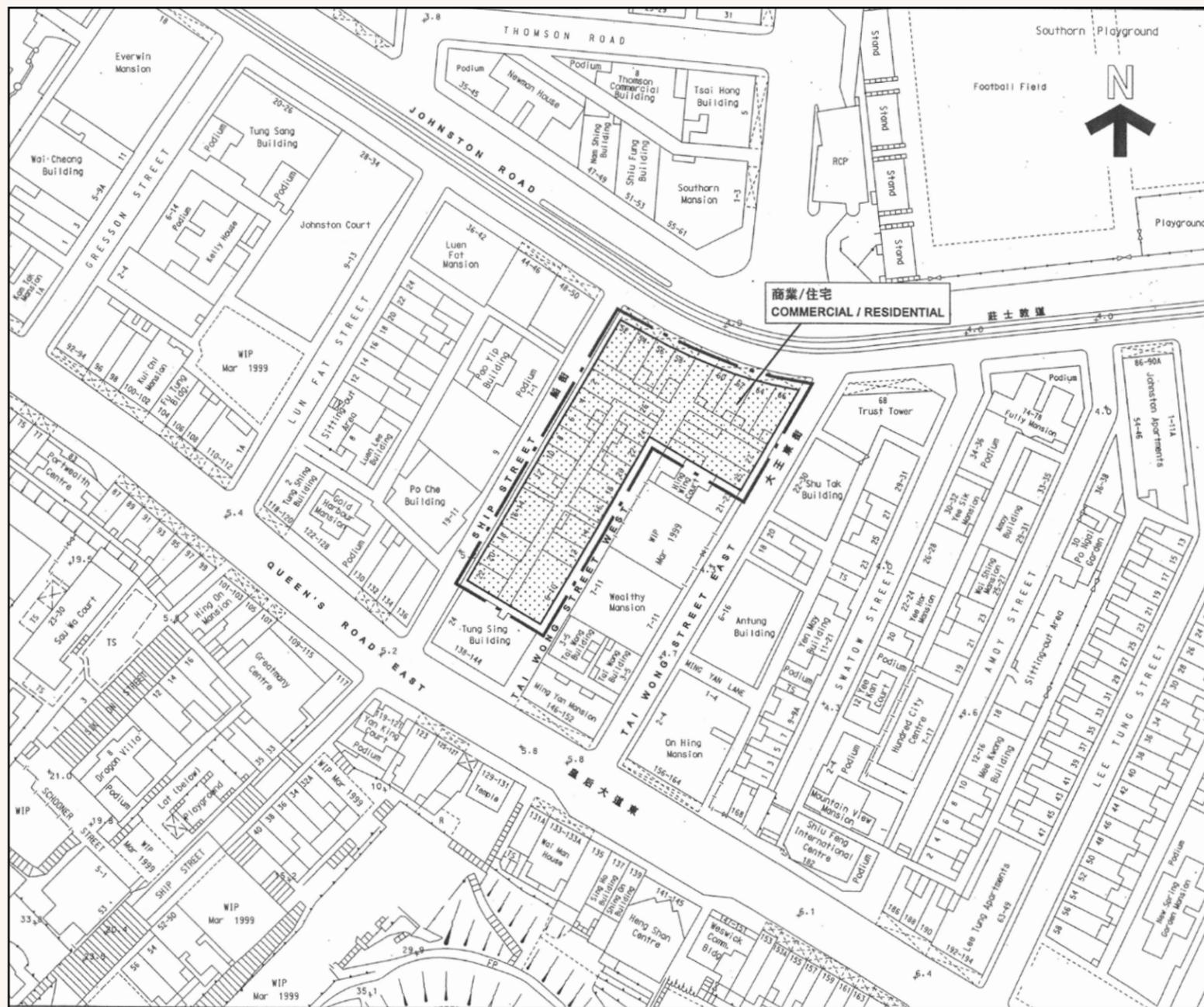
Extract from the Land Development Corporation Johnston Road Development Scheme Plan
 (Plan No. S/H5/LDC3/2) Gazetted on 14/9/1999

摘錄自1999年9月14日刊憲之土地發展公司莊士敦道發展計劃圖 (編號 S/H5/LDC3/2)

The Development Scheme Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

LAND USE 土地用途

COMMERCIAL / RESIDENTIAL
 商業 / 住宅



MISCELLANEOUS 其他

Boundary of Development Scheme
 發展計劃範圍界線

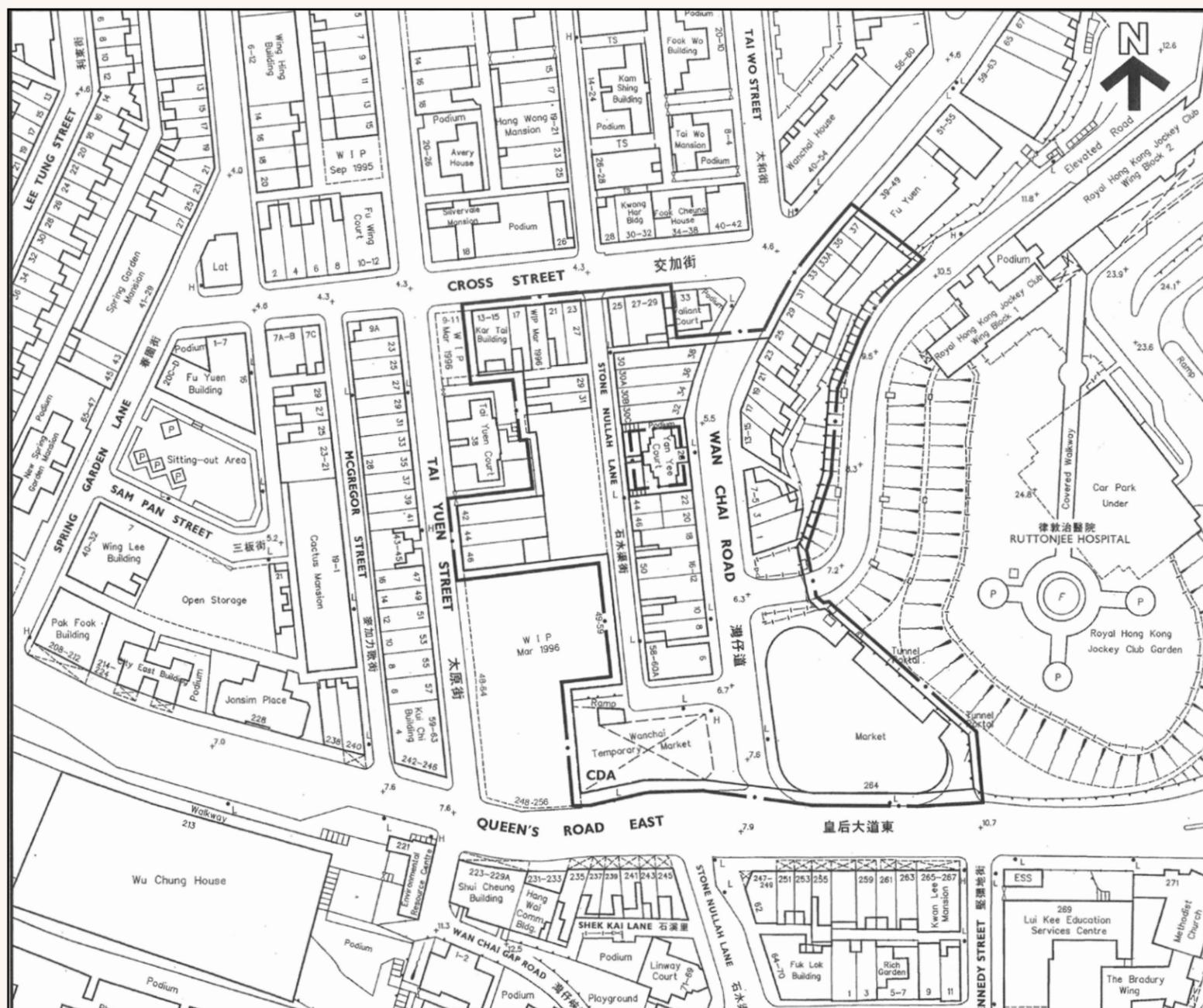


0M/米
 Scale: 100M/米
 比例:

Extract from the Land Development Corporation Johnston Road Development Scheme Plan
 - Land Use Diagram (Plan No. S/H5/LDC3/D1/2) Gazetted on 14/9/1999
 摘錄自1999年9月14日刊憲之土地發展公司莊士敦道發展計劃圖 - 土地用途圖表 (編號 S/H5/LDC3/D1/2)

The Development Scheme Plan - Land Use Diagram is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Comprehensive Development Area
 綜合發展區



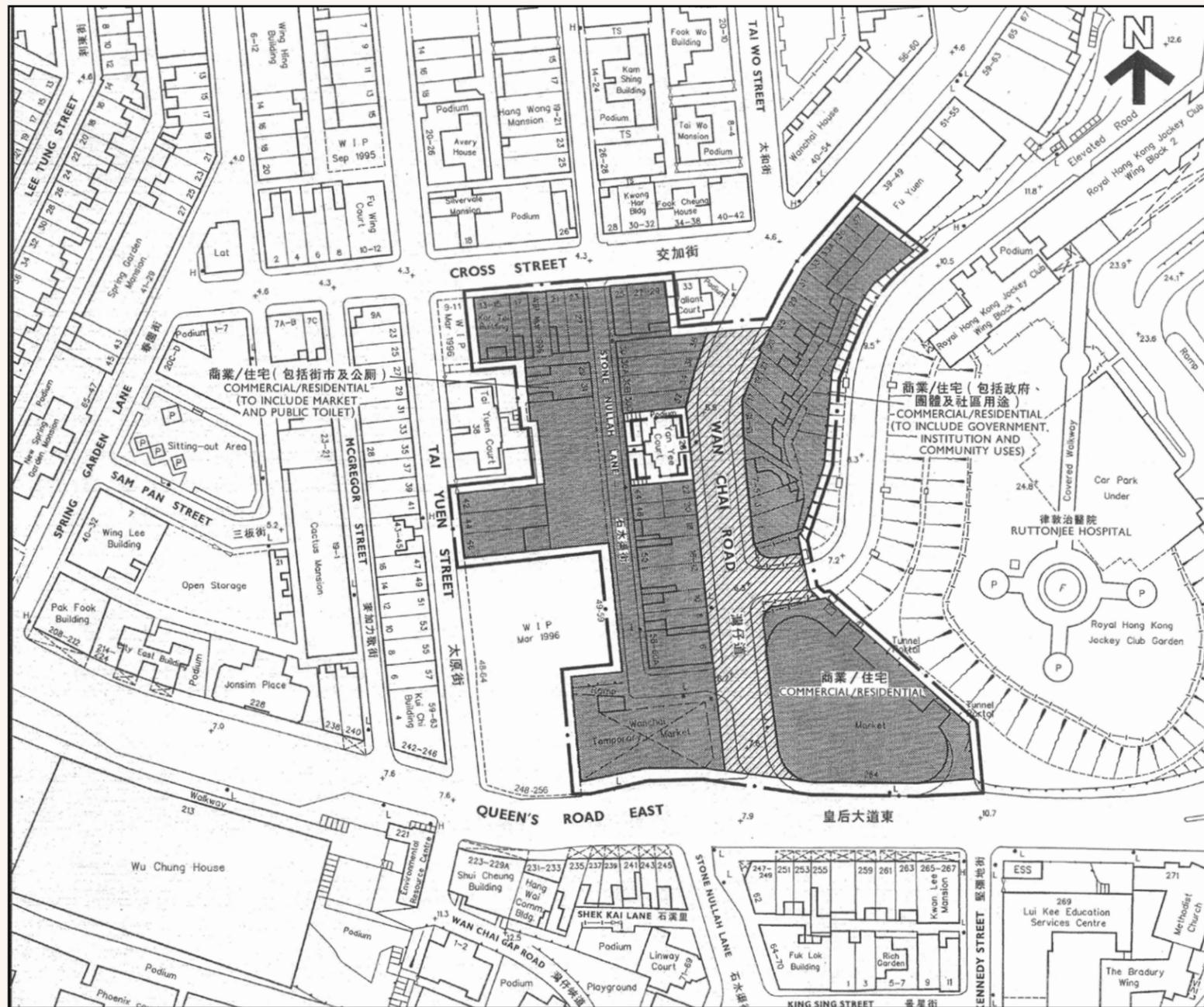
Extract from the Land Development Corporation Development Scheme Plan For Wan Chai Road / Tai Yuen Street
 (Plan No. S/H5/LDC1/2) Gazetted on 24/9/1996

摘錄自1996年9月24日刊憲之土地發展公司灣仔道 / 太原街發展計劃圖 (編號 S/H5/LDC1/2)

The Development Scheme Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

LAND USE 土地用途

COMMERCIAL / RESIDENTIAL
 商業 / 住宅



COMMERCIAL / RESIDENTIAL
 (TO INCLUDE GOVERNMENT, INSTITUTION AND
 COMMUNITY USES)
 商業 / 住宅
 (包括政府、團體及社區用途)

COMMERCIAL / RESIDENTIAL
 (TO INCLUDE MARKET AND PUBLIC TOILET)
 商業 / 住宅
 (包括街市及公廁)

Road
 道路



MISCELLANEOUS 其他

Boundary of Development Scheme
 發展計劃範圍界線



0M/米
 Scale: 100M/米
 比例:

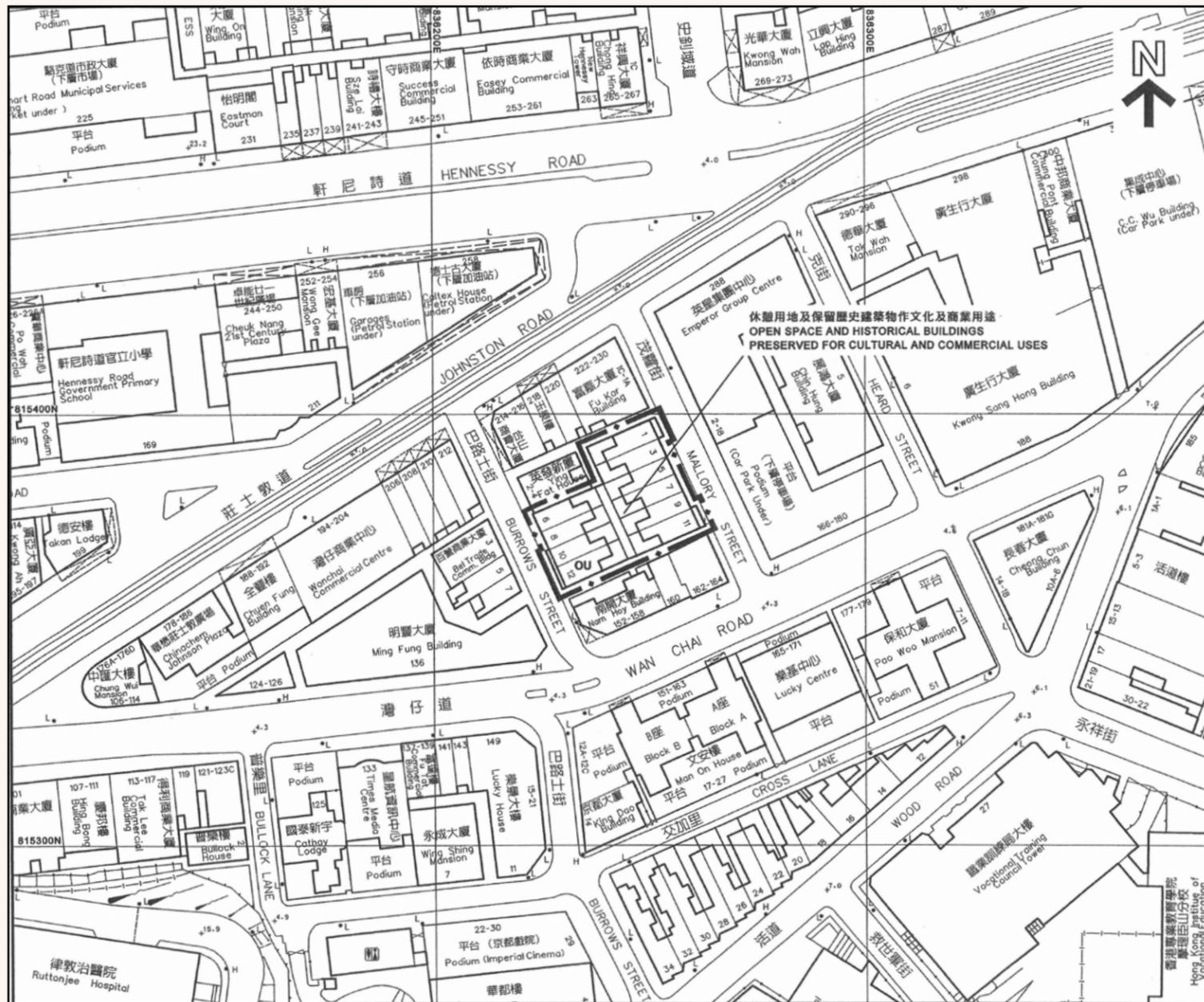
Extract from the Land Development Corporation Development Scheme Plan For Wan Chai Road / Tai Yuen Street
 - Land Use Diagram (Plan No. S/H5/LDC1/D1/2) Gazetted on 24/9/1996

摘錄自1996年9月24日刊憲之土地發展公司灣仔道 / 太原街發展計劃圖 - 土地用途圖表 (編號 S/H5/LDC1/D1/2)

The Development Scheme Plan - Land Use Diagram is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Other Specified Uses
 其他指定用途



0M/米
 Scale: 100M/米
 比例:

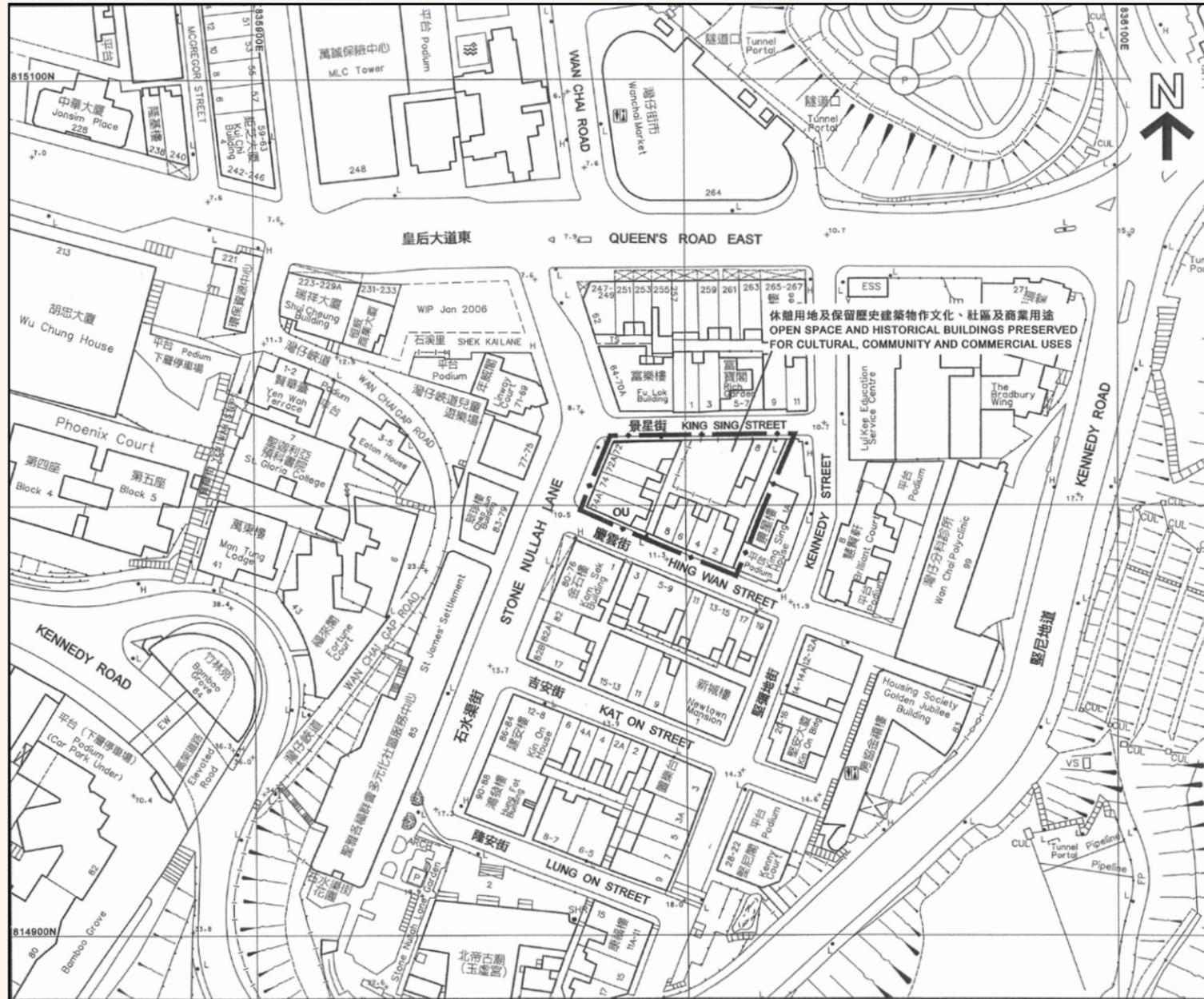
Extract from the Urban Renewal Authority Mallory Street / Burrows Street Development Scheme Plan (Plan No. S/H5/URA1/2) Gazetted on 30/5/2006

摘錄自2006年5月30日刊憲之市區重建局茂蘿街 / 巴路士街發展計劃圖 (編號 S/H5/URA1/2)

The Development Scheme Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Other Specified Uses
 其他指定用途



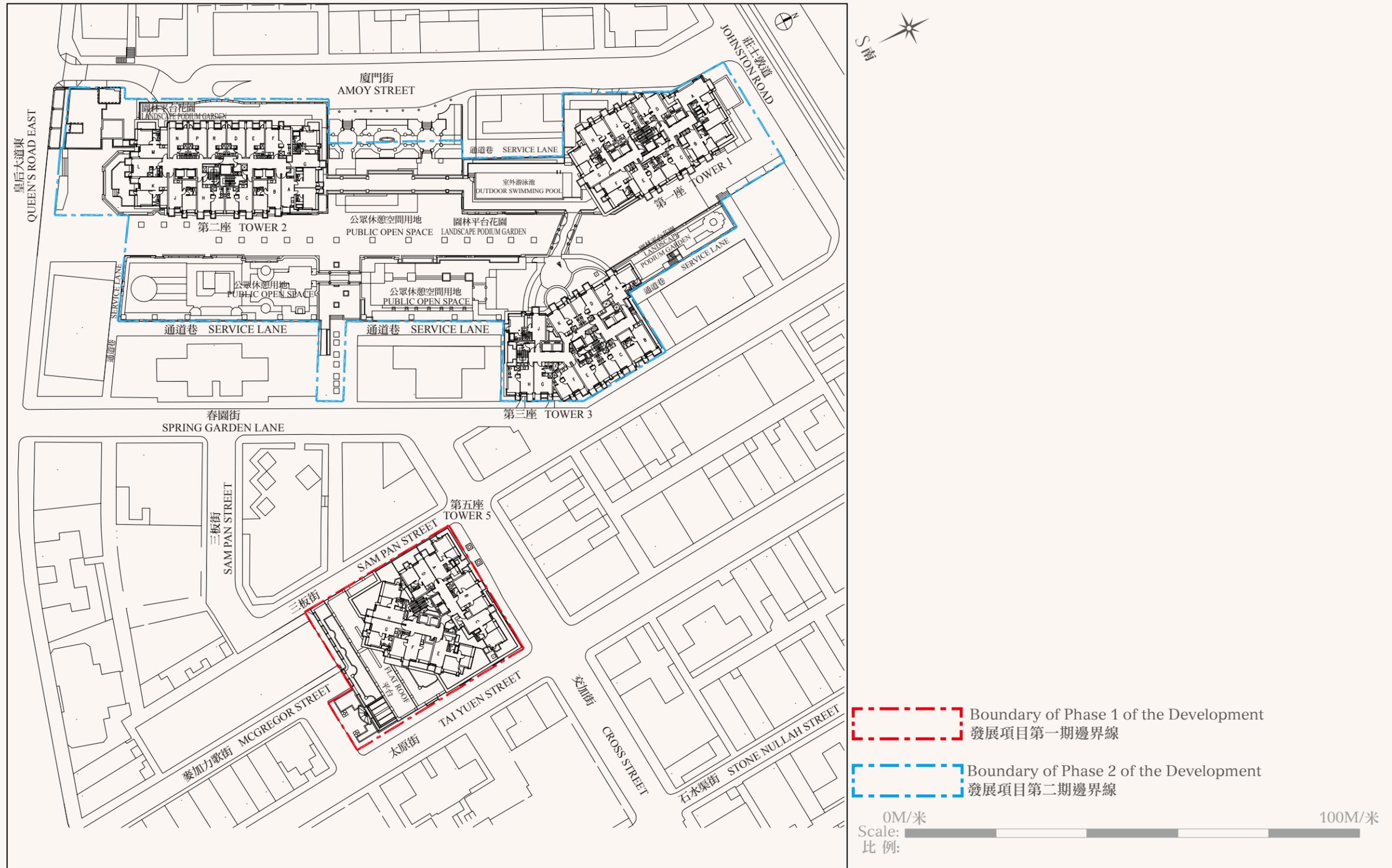
Extract from the Urban Renewal Authority Stone Nullah Lane / Hing Wan Street / King Sing Street Development Scheme Plan (Plan No. S/H5/URA2/2) Gazetted on 2/10/2007

摘錄自2007年10月2日刊憲之市區重建局石水渠街 / 慶雲街 / 景星街發展計劃圖 (編號 S/H5/URA2/2)

The Development Scheme Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

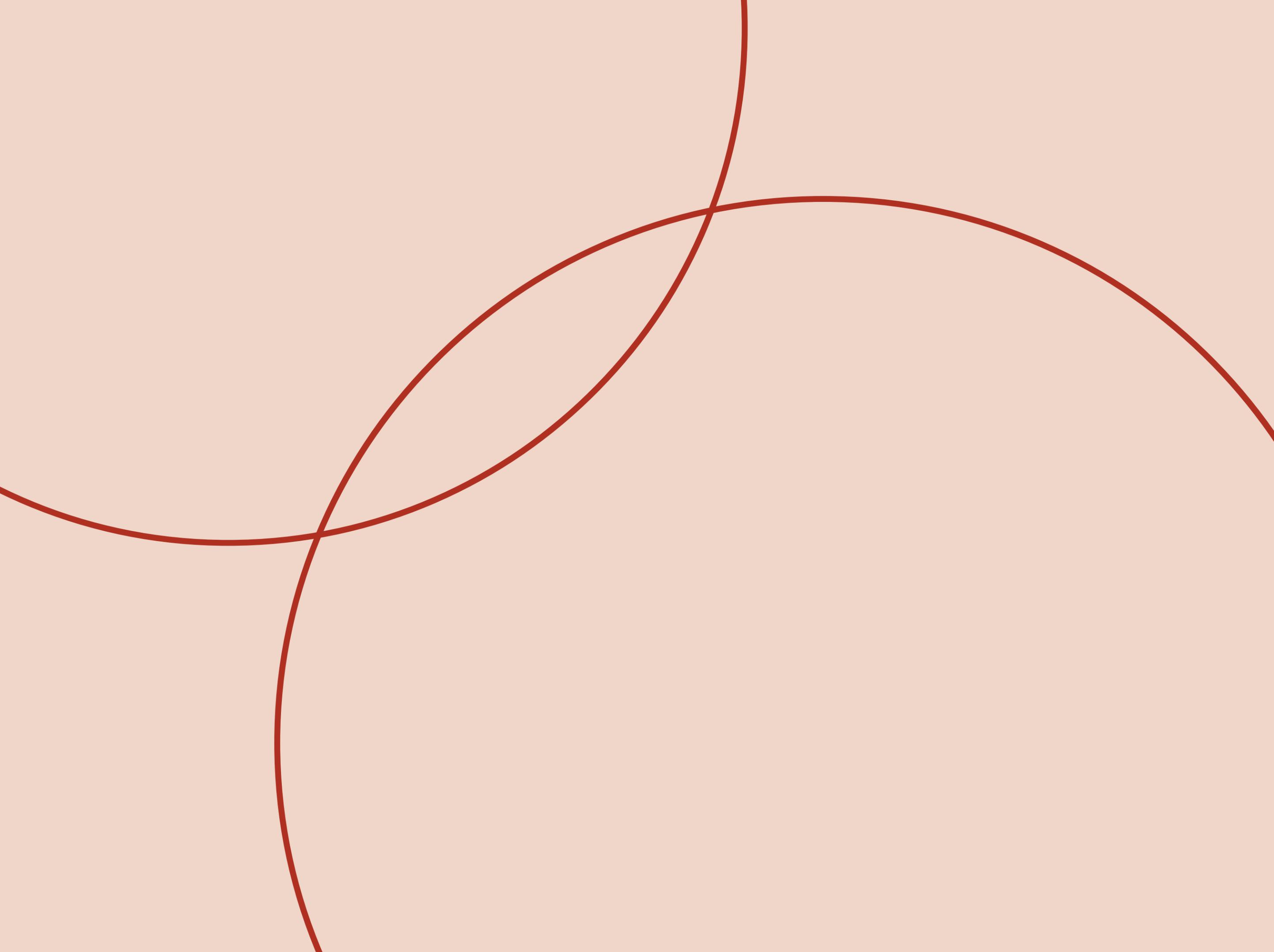
發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



Remark: The layout of residential tower of the Development shown in the plan is based on the layout applicable to 18/F.

附註: 圖中所示之發展項目住宅大樓布局圖參照適用於十八樓住宅樓層之布局。



TOWER 5 第5座

7/F FLOOR PLAN

七樓平面圖

B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
ELV / TEL RM = EXTRA LOW VOLTAGE / TELEPHONE ROOM = 弱電 / 電話電線房
ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃
F. S. DUCT. = FIRE SERVICE DUCT = 消防設備管道
A/C PLATFORM = 冷氣機平台
E.A.D. = EXHAUST AIR DUCT = 排氣管

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F of Phase 1 of the Development as provided in the approved building plan for Phase 1 of the Development are as follows: Unit A: 125mm & 175mm, Unit B: 125mm, Unit C: 125mm, Unit D: 125mm & 175mm, Unit E: 125mm, Unit F: 125mm, Unit G: 125mm & 175mm, Unit H: 125mm & 175mm.
2. Floor-to-floor height of each residential property on 7/F as provided in the approved building plans for Phase 1 of the Development: 3.15m.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第一期的經批准的建築圖則所規定，發展項目第一期七樓住宅物業的樓板(不包括灰泥)的厚度如下：
A單位：125毫米及175毫米，B單位：125毫米，C單位：125毫米，D單位：125毫米及175毫米，E單位：125毫米，F單位：125毫米，G單位：125毫米及175毫米，H單位：125毫米及175毫米。
2. 按發展項目第一期的經批准的建築圖則所規定，七樓每個住宅物業的層與層之間的高度：3.15米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
 發展項目第一期的住宅物業的樓面平面圖

7/F FLOOR PLAN
 七樓平面圖



0MM/毫米 5000MM/毫米
 Scale:
 比例:

TOWER 5 第5座

8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F,
20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F,
30/F AND 31/F FLOOR PLAN

八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、
十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、
二十三樓、二十五樓、二十六樓、二十七樓、
二十八樓、二十九樓、三十樓及三十一樓平面圖

B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
ELV / TEL RM = EXTRA LOW VOLTAGE / TELEPHONE ROOM = 弱電 / 電話電線房
ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃
F. S. DUCT. = FIRE SERVICE DUCT = 消防設備管道
A/C PLATFORM = 冷氣機平台
E.A.D. = EXHAUST AIR DUCT = 排氣管

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F and 30/F of Phase 1 of the Development as provided in the approved building plan for Phase 1 of the Development are as follows: Unit A: 125mm & 175mm, Unit B: 125mm, Unit C: 125mm, Unit D: 125mm & 175mm, Unit E: 125mm, Unit F: 125mm, Unit G: 125mm & 175mm, Unit H: 125mm & 175mm. The thicknesses of floor slabs (excluding plaster) of each residential properties on 31/F of Phase 1 of the Development as provided in the approved building plan for Phase 1 of the Development are as follows: Unit A: 125mm & 175mm, Unit B: 125mm, Unit C: 125mm & 175mm, Unit D: 125mm & 175mm, Unit E: 125mm, Unit F: 125mm, Unit G: 125mm & 175mm, Unit H: 125mm & 175mm.
2. Floor-to-floor height of each residential property on 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F and 31/F as provided in the approved building plans for Phase 1 of the Development: 3.15m.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第一期的經批准的建築圖則所規定，發展項目第一期八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓及三十樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：125毫米及175毫米，B單位：125毫米，C單位：125毫米，D單位：125毫米及175毫米，E單位：125毫米，F單位：125毫米，G單位：125毫米及175毫米，H單位：125毫米及175毫米。按發展項目第一期的經批准的建築圖則所規定，發展項目第一期三十一樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：125毫米及175毫米，B單位：125毫米，C單位：125毫米及175毫米，D單位：125毫米及175毫米，E單位：125毫米，F單位：125毫米，G單位：125毫米及175毫米，H單位：125毫米及175毫米。
2. 按發展項目第一期的經批准的建築圖則所規定，八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓及三十一樓每個住宅物業的層與層之間的高度：3.15米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
發展項目第一期的住宅物業的樓面平面圖

8/F, 9/F, 10/F, 11/F, 12/F, 15/F,
16/F, 17/F, 18/F, 19/F,
20/F, 21/F, 22/F, 23/F, 25/F,
26/F, 27/F, 28/F, 29/F, 30/F
AND 31/F FLOOR PLAN
八樓、九樓、十樓、十一樓、
十二樓、十五樓、十六樓、
十七樓、十八樓、十九樓、
二十樓、二十一樓、二十二樓、
二十三樓、二十五樓、二十六樓、
二十七樓、二十八樓、二十九樓、
三十樓及三十一樓平面圖



0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 5 第5座

32/F FLOOR PLAN

三十二樓平面圖

B.W. = BAY WINDOW = 窗台
BATH = BATHROOM = 浴室
ELECT. RM. = ELECTRICAL ROOM = 電房
H.R. = HOSE REEL = 消防喉轆
P.D. = PIPE DUCT = 管道
U.P. = UTILITY PLATFORM = 工作平台
WATER METER CABINET = 水錶櫃
F. S. DUCT. = FIRE SERVICE DUCT = 消防設備管道
A/C PLATFORM = 冷氣機平台
E.A.D. = EXHAUST AIR DUCT = 排氣管
W.C. = WATER CLOSET = 洗手間
R.C. Canopy = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 32/F of Phase 1 of the Development as provided in the approved building plan for Phase 1 of the Development are as follows: Unit A: 125mm, 175mm, 225mm & 325mm, Unit B: 125mm & 175mm, Unit C: 175mm.
2. Floor-to-floor height of each residential property on 32/F as provided in the approved building plans for Phase 1 of the Development: 3.5m.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

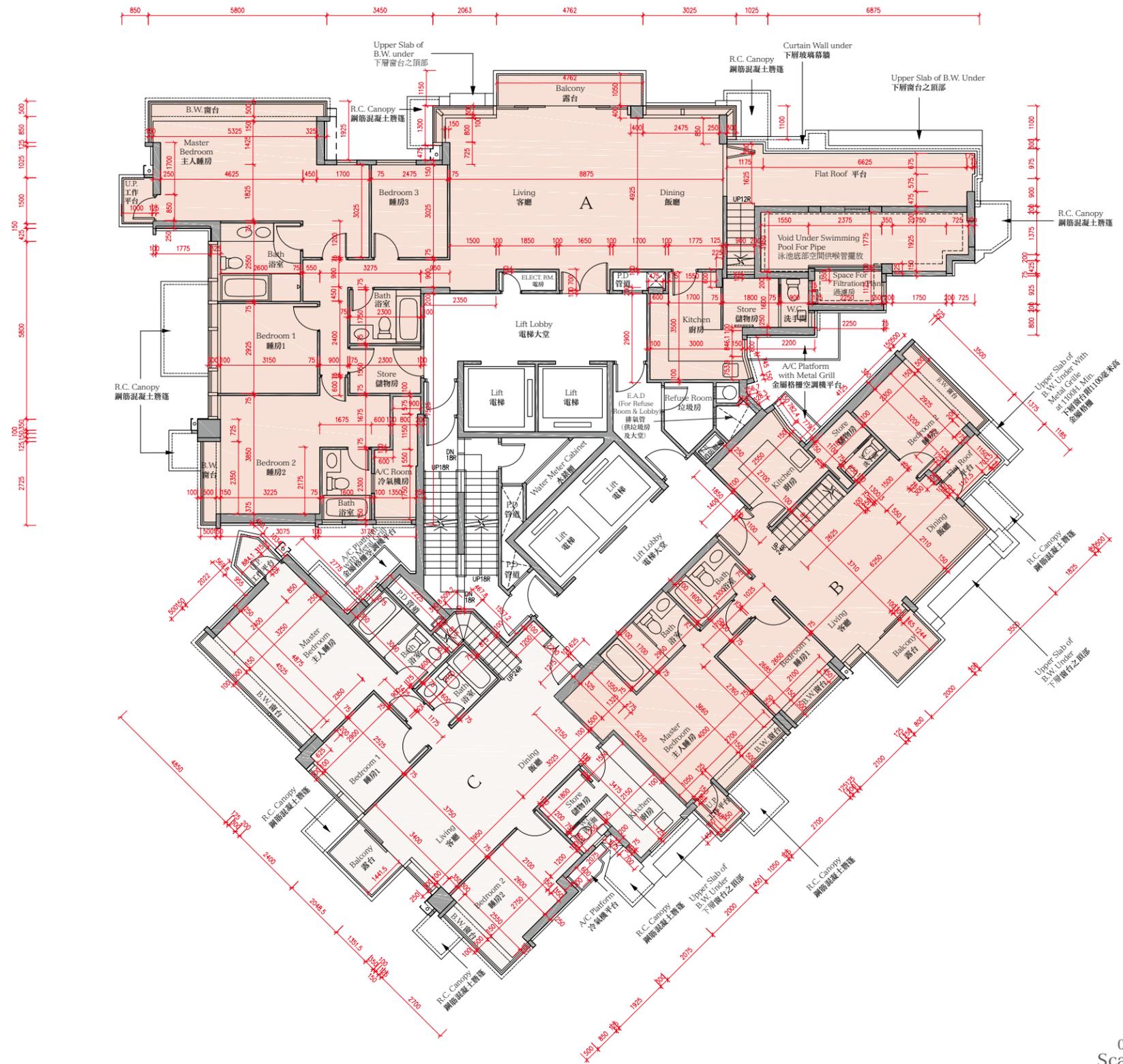
1. 按發展項目第一期的經批准的建築圖則所規定，發展項目第一期三十二樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：125毫米、175毫米、225毫米及325毫米，B單位：125毫米及175毫米，C單位：175毫米。
2. 按發展項目第一期的經批准的建築圖則所規定，三十二樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
 發展項目第一期的住宅物業的樓面平面圖

32/F FLOOR PLAN
 三十二樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 5 第5座

ROOF PLAN

天台平面圖

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

ELECT. DUCT = ELECTRICAL DUCT = 電管道

T.B.E. RM = TELECOMMUNICATION AND BROADCASTING ROOM = 電話機房

E.A.D. = EXHAUST AIR DUCT = 排氣管

R.C. Canopy = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thickness of floor slabs (excluding plaster) of this floor : Not applicable.
2. Floor-to-floor height of each residential property on the Roof as provided in the approved building plans for Phase 1 of the Development: Not Applicable.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- The dimensions of the floor plan are all in millimeter.

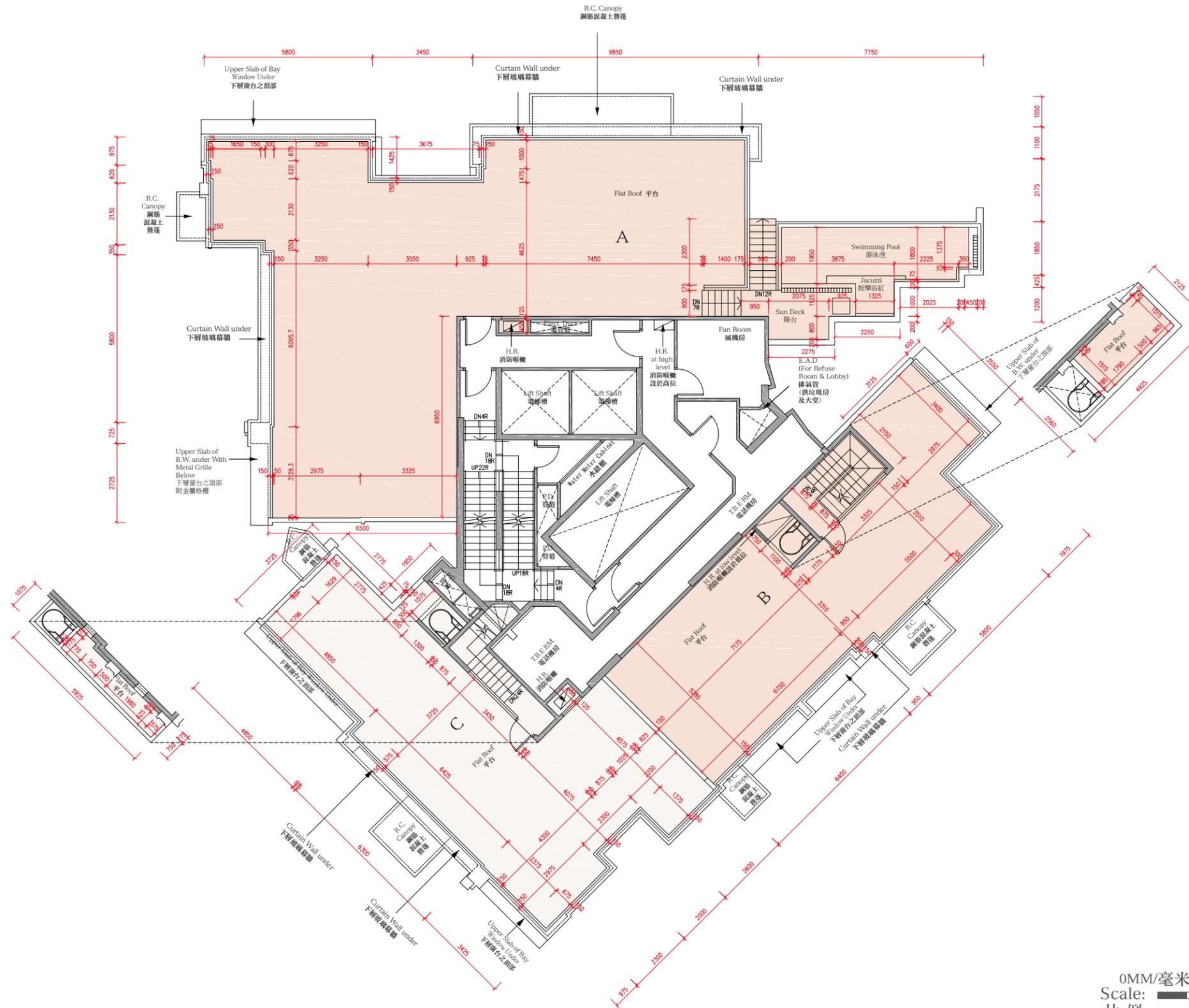
1. 本層的樓板（不包括灰泥）的厚度：不適用。
2. 按發展項目第一期的經批准的建築圖則所規定，天台每個住宅物業的層與層之間的高度：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
 發展項目第一期的住宅物業的樓面平面圖

ROOF PLAN
 天台平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

AREA OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
發展項目第一期中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTY 物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH, IF ANY) SQ. METRE (SQ. FT.) 實用面積 (包括露台,工作平台及陽台, 如有) 平方米(平方呎)	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
5	7/F 7樓	A	53.968 (581) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.598 (28)	--	14.926 (161)	--	--	--	--	--	--
		B	53.525 (576) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.095 (23)	--	--	--	--	--	--	--	--
		C	54.465 (586) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.198 (24)	--	18.794 (202)	--	--	--	--	--	--
		D	45.606 (491) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	0.856 (9)	--	14.563 (157)	--	--	--	--	--	--
		E	59.203 (637) balcony 露台: 2.0 (22); utility platform 工作平台: 0.0 (0)	--	3.557 (38)	--	32.271 (347)	--	--	--	--	--	--
		F	54.159 (583) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.095 (23)	--	5.285 (57)	--	--	--	--	--	--
		G	40.881 (440) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	0.845 (9)	--	--	--	--	--	--	--	--
		H	49.326 (531) balcony 露台: 2.0 (22); utility platform 工作平台: 0.0 (0)	--	2.186 (24)	--	40.967 (441)	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 1 of the Development.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第一期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
發展項目第一期中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTY 物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH, IF ANY) SQ. METRE (SQ. FT.) 實用面積 (包括露台,工作平台及陽台, 如有) 平方米(平方呎)	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
5	8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F 8樓、9樓、 10樓、11樓、 12樓、15樓、 16樓、17樓、 18樓、19樓、 20樓、21樓、 22樓、23樓、 25樓、26樓、 27樓、28樓、 29樓、30樓、 31樓	A	54.388 (585) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.598 (28)	--	--	--	--	--	--	--	--	
		B	53.525 (576) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.095 (23)	--	--	--	--	--	--	--	--	--
		C	54.863 (591) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.198 (24)	--	--	--	--	--	--	--	--	--
		D	46.056 (496) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	0.856 (9)	--	--	--	--	--	--	--	--	--
		E	61.115 (658) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	3.557 (38)	--	--	--	--	--	--	--	--	--
		F	54.579 (587) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.095 (23)	--	--	--	--	--	--	--	--	--
		G	40.881 (440) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	0.845 (9)	--	--	--	--	--	--	--	--	--
		H	51.246 (552) balcony 露台: 2.0 (22); utility platform 工作平台: 1.5 (16)	--	2.186 (24)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 1 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第一期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 1 OF THE DEVELOPMENT
發展項目第一期中住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTY 物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH, IF ANY) SQ. METRE (SQ. FT.) 實用面積 (包括露台、工作平台及陽台, 如有) 平方米(平方呎)	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
5	32/F 32樓	A	167.514 (1803) balcony 露台: 5.0 (54); utility platform 工作平台: 1.5 (16)	4.555 (49)	3.817 (41)	--	180.141 (1939)	--	--	--	--	--	--
		B	97.152 (1046) balcony 露台: 2.818 (30); utility platform 工作平台: 1.5 (16)	--	3.906 (42)	--	78.354 (843)	--	--	--	6.068 (65)	--	--
		C	101.659 (1094) balcony 露台: 2.953 (32); utility platform 工作平台: 1.5 (16)	--	3.394 (37)	--	78.596 (846)	--	--	--	5.166 (56)	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 1 of the Development.

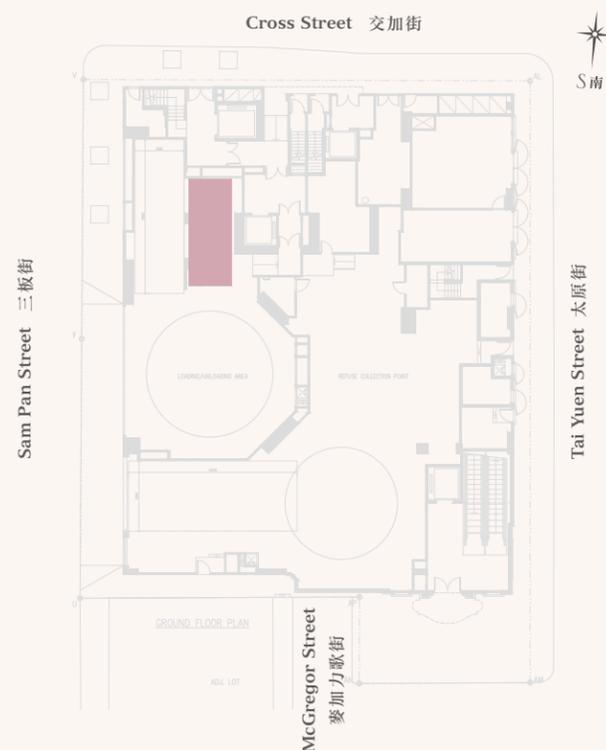
- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第一期的住宅物業不設陽台。

FLOOR PLANS OF PARKING SPACES IN PHASE 1 OF THE DEVELOPMENT
發展項目第一期中的停車位的樓面平面圖

FLOOR PLAN OF PARKING SPACE ON GROUND FLOOR
地下的停車位的樓面平面圖



NUMBER, DIMENSION AND AREA OF PARKING SPACE ON GROUND FLOOR
地下停車位數目、尺寸及面積

CATEGORY OF PARKING SPACE 車位類別	Nos. 數目	DIMENSION (L x W) (M) 尺寸(長 x 寬)(米)	AREA PER EACH PARKING SPACE (SQ. M) 每個車位面積(平方米)
Government Accommodation (Parking Space serving Residential Care Home for the Elderly cum Community Support Service Centre) 政府房舍(供老人院舍連同社區支援服務中心使用之停車位)	1	7.6 x 3	22.8

Scale: 0M/米 15M/米
比例:

 Government Accommodation (Parking Space serving Residential Care Home for the Elderly cum Community Support Service Centre)
政府房舍(供老人院舍連同社區支援服務中心使用之停車位)

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

- | | |
|--|---|
| <p>(a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.</p> <p>(b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.</p> <p>(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—</p> <p>(i) that preliminary agreement is terminated;</p> <p>(ii) the preliminary deposit is forfeited; and</p> <p>(iii) the owner does not have any further claim against the purchaser for the failure.</p> | <p>(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。</p> <p>(b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。</p> <p>(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約——</p> <p>(i) 該臨時合約即告終止；</p> <p>(ii) 有關的臨時訂金即予沒收；及</p> <p>(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。</p> |
|--|---|